



9 Massey Road

Gloucester, GL1 4LG

Offers in excess of £200,000



We are delighted to bring to the market for the first time in over 46 years this much-loved and extended 1930's semi-detached family home.

Requiring general updating throughout, the property offers a fantastic opportunity for first-time buyers or developers looking to create their ideal home. With space in abundance, it provides excellent scope for improvement and potential to add value.

Further benefits include a large rear garden and off-road parking, enhancing both its practicality and appeal.



Entrance

Approached via front door, radiator, laminate flooring. stairs to first floor, door too:

Lounge

Upvc double glazed windows to front, radiator, television point, power points.

Dining Room

Glazed sliding doors leading to the conservatory, radiator, power points.

Inner Hall

Double glazed window to side, tiled flooring, under stairs storage space, door through too:

Cloakroom

Upvc double glazed frosted window to side, low level wc & vanity wash hand basin, tiled flooring, & walls.

Kitchen

Upvc double glazed windows to side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, electric double oven with separate gas hob & hood, space for appliances, pantry, power points, radiator, recessed down lights.

Conservatory

Upvc double glazed doors to rear, radiator, laminate flooring.

First Floor Landing

Upvc double glazed window to side, doors to both bedrooms & bathroom.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in storage.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Bathroom

Velux window, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, a variety of flower & shrub borders. Three large outbuildings/ workshops with power & lighting. Gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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